Please Quote Council Ref: PF2970/2290

Your Ref No:

For Enquiries Please Contact: Mark Longbottom

Telephone: (02) **6670 2440**

24 January 2008

Catriona Sutcliffe
Cardno
PO Box 388
TOOWONG QLD 4066

Contaminated Lands Search Information Request
Lot 3 DP 771335, Kyogle Rd, Kunghur.

In reply to your enquiry to Council regarding the above referred property, Council would like to advise that a search of its records disclosed the following:

1. The radial search revealed there to be no known Dip Site within 200 metres of the subject property.

2. Data records reveal no known potentially contaminating activities on the subject site.

3. The topographical maps referenced below indicate no known potentially contaminating activities on the subject site.

It should be noted that for the final determination to be made regarding contamination of a lot, an assessment would be necessary in accordance with the NSW EPA document *'Guidelines for Consultants Reporting on Contaminated Sites 1997'.*

You may contact the NSW Department of Agriculture for any additional information in respect to the proximity of any known dip site to the subject property and any implications that any such known dip site may have in respect to the occupation of the subject property. NSW Agriculture maintains a web site for access to fundamental dip site information at www.agric.nsw.gov.au/tools/dipsite-locator.

Yours faithfully

Ross Cameron
Manager Building & Environmental Health Services

References:

Dataworks	LN 20439
File	PF2970/2290
Topographical Maps	Brays Creek 9541-111-S 1:25000 1975
	Brays Creek 9541-111-S 1:25000 1986
	Tyalgum 9541-111 1:50 000 1969

Please Quote
Council Ref: DA2970/2265

Your Ref No:

For Enquiries
Please Contact: Mark Longbottom

Telephone: (02) **6670 2440**

24 January 2008

Catriona Sutcliffe
Cardno
PO Box 388
TOOWONG QLD 4066

Contaminated Lands Search Information Request
Lot 121 DP 134446, Kyogle Rd, Kunghur.

In reply to your enquiry to Council regarding the above referred property, Council would like to advise that a search of its records disclosed the following:

1. The radial search revealed there to be no known Dip Site within 200 metres of the subject property.

2. Data records reveal no known potentially contaminating activities on the subject site.

3. The topographical maps referenced below indicate no known potentially contaminating activities on the subject site.

It should be noted that for the final determination to be made regarding contamination of a lot, an assessment would be necessary in accordance with the NSW EPA document *'Guidelines for Consultants Reporting on Contaminated Sites 1997'.*

You may contact the NSW Department of Agriculture for any additional information in respect to the proximity of any known dip site to the subject property and any implications that any such known dip site may have in respect to the occupation of the subject property. NSW Agriculture maintains a web site for access to fundamental dip site information at www.agric.nsw.gov.au/tools/dipsite-locator.

Yours faithfully

Ross Cameron
Manager Building & Environmental Health Services

References:

Dataworks	LN 39731
File	DA2970/2265
Topographical Maps	Brays Creek 9541-111-S 1:25000 1975
	Brays Creek 9541-111-S 1:25000 1986
	Tyalgum 9541-111 1:50 000 1969

Council Reference: **OSSM01748 - DA05/1031**
Your Reference:

6 April 2010

Zimmer Land Pty Ltd
PO Box 263
TWEED HEADS NSW 2485

Dear Sir/Madam

Approval Notice - Approval to Operate On-Site Sewage Management System OSSM01748 – at Lot 3 DP 771335 and Lot 2 DP 771335 No. 2954 Kyogle Road Kunghur

20438
[SEPOpAppr]

Further to Council inspection carried out 1 April 2010 please find enclosed your approval to operate. You are advised that to comply with the conditions of this approval and to minimise the impact on the environment and public health it will be necessary to undertake the following actions.

The following wastewater treatment system was inspected

- Care takers residence & mess hall: BF6 Biolytix & 720 sqm subsurface irrigation
- Amenities block & cabins: 3000L poly septic tank & 4 evapotranspiration/absorption (ET/A) beds each 20m long x 2.5m wide & 2 x Compost Toilets (Clivus Multum)

The following points were noted at the inspection

- The inspection has revealed that your effluent land application (disposal) areas for the Sub Surface Irrigation is showing signs of failing. The presence of ponding of effluent on ground surface indicates a malfunctioning system and requires immediate attention. At time of inspection, the care taker advised a plumber was in the process of rectifying the issues.

Action Required

1. The septic tanks shall be desludged prior to **6 April 2014**. Please contact a NSW approved Liquid Waste Disposal Contractor to arrange desludging. If the tank is not desludged, wastewater solids may cause clogging of the perforated pipes and soil profile within the effluent disposal area, eventually resulting in failure.

2. Ensure inlet /outlet T–Piece baffles are attached and in proper working order after desludging. Should they be dislodged from the wall of the tank or damaged they should be replaced as soon as possible to reduce possible blockage in the disposal area.

3. All effluent disposal area should be monitored regularly. If the area shows signs of water-logging, bogginess, offensive odour or effluent is seen flowing across the ground, you should seek advice from Council or other suitably qualified persons.

4. Please ensure that all wastewater including greywater is treated in the septic tank and all effluent must discharge to the approved disposal area.

5. Construct a surface rain-water diversion drain upslope of the effluent disposal area to divert any surface flow and subsurface flow away from the disposal area.

6. Vehicle traffic and livestock shall be excluded from the effluent disposal area and this may require adequate fencing of the area.

7. To increase the active life of your effluent disposal area, an effluent filter is recommended to be installed to the outlet of the septic tank. The filter will significantly reduce the build-up of insoluble solids that block up the slotted pipes that run the length of the absorption trenches.

Failure to comply with these conditions may result in:

- Issuing Orders under Section 124 of the Local Government Act 1993; or
- Prosecution under Section 627 of the Local Government Act for failing to comply with conditions for Approval with a maximum penalty of $2200; or
- Issuing of a Penalty Notice (on the spot fine) of $330.

Please note;

- **You are advised that the issuing of an Approval to Operate Sewage Management System (OSSM) does not authorise or give approval for any illegal building works or activities that may have been carried out at the property without consent of the Tweed Shire Council.**

Yours faithfully

D Milligan
Environmental Compliance Officer

Customer Service | 1300 292 872 | (02) 6670 2400
PO Box 816 Murwillumbah NSW 2484
Fax (02) 6670 2429 | ABN 90 178 732 496
tsc@tweed.nsw.gov.au | www.tweed.nsw.gov.au

TWEED SHIRE COUNCIL

Certificate of Approval to Operate a System of Sewage Management

Local Government Act 1993

To: Zimmer Land Pty Ltd
PO Box 263
TWEED HEADS NSW 2485

Being the applicant in respect of Sewage Management Application No: **OSSM01748** for:

- **Care takers residence & mess hall:** BF6 Biolytix & 720 sqm subsurface irrigation
- **Amenities block & cabins:** 3000L poly septic tank & 4 evapotranspiration/absorption (ET/A) beds each 20m long x 2.5m wide & 2 x Compost Toilets (Clivus Multum)

Pursuant to Chapter 7 of the Local Government Act 1993, notice is hereby given of the determination by the Council, as Approval Authority, of the Sewage Management System relating to the land described as follows:

at Lot 3 DP 771335 and Lot 2 DP 771335 No. 2954 Kyogle Road Kunghur

The Application to Operate a System of Sewage Management has been determined by:-

GRANTING OF APPROVAL subject to the conditions specified in this notice.

This approval operates from:	6 April 2010
This approval expires on:	**6 April 2014**
Risk assessment:	**Medium**

****

IMPORTANT NOTICE

THIS IS A LEGAL DOCUMENT. ENSURE THAT YOU READ THE DOCUMENT CAREFULLY, AND PARTICULARLY NOTE ALL ATTENDANT INSTRUCTIONS AND CONDITIONS.

CONDITIONS

1. The owner/occupier shall maintain the system in accordance with the approved plans, specifications and conditions of approval.

[OSO0225]

2. The sewage management system shall be maintained in accordance with the attached management procedures.

***Reason**: Maintenance is necessary to ensure efficient operation of the sewage management System.*

[NOTE: It is the owner's responsibility to ensure the sewage management system is operated and maintained at all times. The management procedures are relevant to the sewage management system on site and are required to be carried out to prevent detrimental environmental and public health risks.]

If foul odours or ponding of effluent on ground surface occurs this indicates a malfunctioning system and requires immediate attention. Contact your local plumber and or Tweed Shire council for advice.

[OSO0226]

3. This approval shall expire on the expiration date specified above, unless the approval is renewed or extended by Council.

***Reason:** Permitted by Sections 103, 107, 108 & 109 of the Local Government Act, 1993 and consistent with the implementation of The Tweed Shire Council On-site Sewage Management Strategy.*

[NOTE: The Council may extend the period of an approval following an inspection or at any other time. The operator may apply for renewal at any time.

[OSO0227]

4. The person operating the system of sewage management shall provide details of operation and maintenance, and evidence of compliance with the conditions of this approval, to the Council whenever reasonably required to do so.

***Reason:** Mandatory condition cl 45(5) of the Local Government (General) Regulation 2005.*

[OSO0228]

5. The Council may carry out an audit inspection of the sewage management system to determine compliance with conditions of approval and may charge the approved fee specified for the service in the Council's On-site Sewage Management Strategy. An approved fee may also be charged for follow up compliance inspections of rectification work.

***Reason:** Audit inspections are provided for in Tweed Shire Council's On-Site Sewage and Wastewater Management Strategy. Fees are charged under ss.191, 197, 501 & 608(6) of the Local Government Act 1993.*

[OSO0229]

6. Effluent arising from an on-site sewage management system shall not be permitted to discharge into any natural waterway or storm water drain.

[OSO0235]

7. The on-site sewage management system shall be operated and maintained in a sanitary condition and in accordance with the relevant requirements of the Local Government (General) Regulation 2005, and other relevant operating specifications.

Reason: *Mandatory condition cl 44(3)(a) & 45(2) of the Local Government (General) Regulation 2005*

[OSO0245]

8. Except in circumstances beyond the control of the operator, the system of sewage management shall be operated in a manner that achieves the following performance standards:

(a) the prevention of the spread of disease by micro-organisms,

(b) the prevention of the spread of foul odours,

(c) the prevention of contamination of water,

(d) the prevention of degradation of soil and vegetation,

(e) the discouragement of insects and vermin,

(f) ensuring that persons do not come into contact with untreated sewage or effluent (whether treated or not) in their ordinary activities on the premises concerned,

(g) the minimisation of any adverse impacts on the amenity of the premises and surrounding lands,

(h) if appropriate, provision for the re-use of resources (including nutrients, organic matter and water).

Reason: *Mandatory condition cl 44 (1) of the Local Government (General) Regulation 2005*

[NOTE: Disease may be spread if there is any human contact with sewage wastewater. Water pollution may occur as a result of surface run off from failing land application areas, from percolation of effluent into ground water and by drainage to waterways. Components should be well maintained and monitored to eliminate disease risks and water pollution.]

[OSO0255]

9. Maintenance and operating conditions of the system of sewage management specified in any certificate of accreditation issued by the Director-General of NSW Health, in relation to the septic tank shall be complied with, including;

- All wastewater including greywater is to be treated in the septic tank,
- The septic tank to be desludged by an approved operator every 3 to 5 years,
- The tank is to be kept waterproof,
- The inlet and outlet square junctions and the baffle (if any) are to be maintained,
- The required inspection openings and cleaning access hole and associated cover (or intersection of half lids if no access hole) are to be kept sealed,
- Induct vents must be kept screened and maintained to prevent the ingress of water, insects or vermin,

- The effluent from the septic tank must be disposed of by subsoil (deeper tham 300mm) disposal method,

- The effluent filter must be cleaned regularly.

[OSO0285]

10. Maintenance and operating conditions of the system of sewage management specified in any certificate of accreditation issued by the Director-General of NSW Health, in relation to the Biological Filter System shall be complied with, including:

- The owner of the Biological Filter System must enter into an annual contract with the manufacturer or another suitably qualified person (designer, distributer or installer), if the system is connected to a central base by telephone line the system is to be **serviced every twelve months in accordance with the details set out in the service manual**, if the system is not connected to a central base by telephone line the system is to be **serviced every four months in accordance with the details set out in the service manual**;

- A copy of the service report shall be provided by the contractor to Tweed Shire Council and to the owner, after each service;

- The effluent shall at all times comply with the following standard:

  1. Biological Oxygen Demand (BOD^5) - less than 20 mg/L,

  2. Suspended Solids - less than 30 mg/L,

  3. Thermotolerant Coliforms - less than 30 cfu/100ml;

- A Telephone number for emergency service shall be fixed and located in or near the alarm control panel so as to be easily visible.

[OSO0295]

11. Maintenance and operating conditions of the system of sewage management specified in any certificate of accreditation issued by the Director-General of NSW Health, in relation to the Waterless Compost Toilet shall be complied with, including:

- The manufacturer's operators' manual with details of maintenance procedures necessary to ensure the efficient and safe operation of the unit shall be kept in the premises, and the unit shall be operated in accordance with the manufacturer's instructions.

- A permanent notice with basic instruction shall be fixed to the unit and the date of commissioning and each time humus material is removed shall be recorded on the notice.

- A minimum composting period shall be 12 months and humus material is to be disposed of by burial, with a minimum 75 mm cover, in soil not intended to be used for the cultivation of food for human consumption or for a further 3 months in a lidded compost bin.

- The room/closet containing the compost toilet shall be maintained fly proof with openings screened, including self closing doors.

- The fan fitted to the air vent (if required) shall operate continuously.

- No offensive odour shall be detected at any time at the vent at ground level, the toilet pedestal, the compost end product (which shall be friable and have a humus consistency) following removal AND microbiologically (a) thermo-tolerant coliforms shall be less than 200 cfu/gm and Salmonella shall be NIL/gm.

- The leachate (excess urine/ moisture) from the composting toilet shall be disposed of by sub-soil (greater than 300mm deep) disposal. Adequate amounts of bulking agent shall be added to the compost toilet (if required) after each use.

[OSO0335]

12. The wastewater shall be treated to a secondary standard and disinfected before it is discharged to any surface effluent irrigation area.

[OSI0475]

13. The ETA bed and fittings shall be maintained in a serviceable condition at all times

[OSO0605]

14. The irrigation system and fittings shall be maintained in a serviceable condition at all times.

[OSO0615]

15. The effluent land application area shall not be used for the production of low growing crops that are eaten without cooking for human consumption.

[OSO0625]

16. Additional effluent land application areas shall be used only with the written prior approval of Council.

[OSO0635]

17. All effluent land application areas are to be kept clear of weeds and the plants trimmed so as to prevent the area from becoming overgrown.

[OSO0665]

18. Vehicle traffic and livestock shall be excluded from the effluent land application area and this may involve fencing of the area.

[OSO0675]

19. The effluent land application area shall not be used for active recreational purposes.

[OSO0685]

20. Any alteration to existing sewage management facilities shall be approved by Council.

Reason: *Required by Section 68 and Section 77 of The Local Government Act 1993.*

[OSO0686]

NOTE 1: If an owner or occupier of land is the holder of an approval to operate a system of sewage management on the land (being an approval that is in force), any other owner of occupier of that land may operate the system of sewage management (without obtaining a further approval) in accordance with the conditions of the approval.

Reason: *Cl 46 of the Local Government (General) Regulation, 2005.*

NOTE 2: A person who purchases (or otherwise acquires) land on which any sewage management facilities are installed or constructed may operate a system of sewage management without the approval required under Section 68 of the Local Government Act for the period of 3 months after the date on which the land is transferred or otherwise conveyed to the person (whether or not an approval to operate a system of sewage management on that land is in force at that date). If an application for approval to operate a system of sewage management is submitted within 2 months of the transfer of the land to the new owner, any existing sewage management facilities may continue to be operated until the application is determined by Council.

NOTE 3: This approval relates to the operation of a system of sewage management on land and the granting of this approval in no way authorises any ancillary activity on the land that may require approval under the Local Government Act 1993 and /or other legislation.

Reason: *Cl 47 of the Local Government (General) Regulation, 2005.*

REVIEW OF DETERMINATION

Under the provisions of Section 100 of the Local Government Act, 1993, an applicant may request the Council to review the determination of an application for approval. The request for a review must be made within twenty-eight (28) days after the date of the determination.

DISSATISFACTION WITH DETERMINATION-RIGHT OF APPEAL

Under the provisions of section 176 of the Local Government Act, 1993, an applicant who is dissatisfied with the determination of Council with respect to the application for an approval may appeal to the Land and Environment Court. The appeal must be made within 12 months after the date from which the approval operates.

FOR FURTHER INFORMATION

If you require further information in relation to this approval please contact Council's Building and Environmental Health Unit on the above number between the hours of 8.30am and 10.00am, Monday to Friday.

Council Reference: **OSSM01941 DA05/1031 SEP06/0103 LN: 39731**
Your Reference:

3 May 2013

Zimmer Land Pty Ltd
PO Box 263
TWEED HEADS NSW 2485

Dear Mr Greg Smith

Approval Notice - Approval to Operate On-Site Sewage Management System OSSM01941 at Lot 121 DP 134446; No. 2984 Kyogle Road KUNGHUR

Further to Council inspection carried out 24 April 2013 please find enclosed your approval to operate. You are advised that to comply with the conditions of this approval and to minimise the impact on the environment and public health it will be necessary to undertake the actions described below.

You are further advised that the issuing of an Approval to Operate Sewage Management System (OSSM) does not authorise or give approval for any illegal building works or activities that may have been carried out at the property without consent of the Tweed Shire Council.

Description of the On-Site Sewage Management System (wastewater treatment and disposal):

Amenities Block: One 300L concrete septic tank with Four x 20m x 2.5m Evapotranspiration/absorption beds (ETA) for effluent disposal.

Kitchen/meals area and toilets: One Biolytix AWTS with 720m2 pressurised subsurface drip irrigation for effluent disposal.

The following points were noted at the inspection

The amenities block effluent drainage pipe is exposed near the distribution box over a drainage swale.

There are no warning signs in the AWTS effluent subsurface drip irrigation area.

Works Required

The exposed effluent drainage pipe must be covered or protected from potential damage.

The effluent subsurface drip irrigation area must have two warning signs in view.

Failure to comply with these conditions may result in:

1. Issuing Orders under Section 124 of the Local □□□□□□Government Act 1993; or

2. Prosecution under Section 627 of the Local Government Act for failing to comply with conditions for Approval with a maximum penalty of $2200; or

3. Issuing of a Penalty Notice (on the spot fine) of $330.

Yours faithfully

Ian Grimshaw
ENVIRONMENTAL COMPLIANCE OFFICER

Customer Service | 1300 292 872 | (02) 6670 2400
PO Box 816 Murwillumbah NSW 2484
Fax (02) 6670 2429 | ABN 90 178 732 496
tsc@tweed.nsw.gov.au | www.tweed.nsw.gov.au

TWEED SHIRE COUNCIL

Certificate of Approval to Operate a System of Sewage Management

Local Government Act 1993

To: Zimmer Land Pty Ltd
PO Box 263
TWEED HEADS NSW 2485

Being the applicant in respect of Sewage Management Application No: **OSSM01941** for:

- **Amenities Block: One 300L concrete septic tank with Four x 20m x 2.5m Evapotranspiration/absorption beds (ETA) for effluent disposal.**
- **Kitchen/meals area and toilets: One Biolytix AWTS with 720m2 pressurised subsurface drip irrigation for effluent disposal.**

Pursuant to Chapter 7 of the Local Government Act 1993, notice is hereby given of the determination by the Council, as Approval Authority, of the Sewage Management System Application relating to the land described as follows:

Lot 121 DP 134446; No. 2984 Kyogle Road KUNGHUR

The Application to Operate a System of Sewage Management has been determined by:

GRANTING OF APPROVAL subject to the completion of all works required listed in this notice and subject to compliance with all conditions specified in this notice.

This approval operates from:	3 May 2013
This approval expires on:	**3 May 2019**
Risk assessment:	**Low**

IMPORTANT NOTICE

THIS IS A LEGAL DOCUMENT. ENSURE THAT YOU READ THE DOCUMENT CAREFULLY, AND PARTICULARLY NOTE ALL ATTENDANT INSTRUCTIONS AND CONDITIONS.

CONDITIONS

1. The wastewater shall be treated to a secondary standard and disinfected before it is discharged to any subsurface effluent irrigation area.

[OSI0475]

2. The owner/occupier shall maintain the system in accordance with the approved plans, specifications and conditions of approval.

[OSO0225]

3. The sewage management system shall be maintained in accordance with the attached management procedures.

   NOTE: It is the owner's responsibility to ensure the sewage management system is operated and maintained at all times. The management procedures are relevant to the sewage management system on site and are required to be carried out to prevent detrimental environmental and public health risks.

   If foul odours or ponding of effluent on ground surface occurs this indicates a malfunctioning system and requires immediate attention. Contact your local plumber and or Tweed Shire council for advice.

[OSO0226]

4. This approval shall expire on the expiration date specified above, unless the approval is renewed or extended by Council.

   NOTE: The Council may extend the period of an approval following an inspection or at any other time. The operator may apply for renewal at any time.

[OSO0227]

5. The person operating the system of sewage management shall provide details of operation and maintenance, and evidence of compliance with the conditions of this approval, to the Council whenever reasonably required to do so.

[OSO0228]

6. The Council may carry out an audit inspection of the sewage management system to determine compliance with conditions of approval and may charge the approved fee specified for the service in the Council's fees and charges. An approved fee may also be charged for follow up compliance inspections of rectification work.

[OSO0229]

7. Effluent arising from an on-site sewage management system shall not be permitted to discharge into any natural waterway or storm water drain.

[OSO0235]

8. The on-site sewage management system shall be operated and maintained in a sanitary condition and in accordance with the relevant requirements of the Local Government (General) Regulation 2005, and other relevant operating specifications.

[OSO0245]

9. Except in circumstances beyond the control of the operator, the system of sewage management shall be operated in a manner that achieves the following performance standards:

   (a) Prevention of the spread of disease by micro-organisms,

(b) Prevention of the spread of foul odours,

(c) Prevention of contamination of water,

(d) Prevention of degradation of soil and vegetation,

(e) Discouragement of insects and vermin,

(f) Ensuring that persons do not come into contact with untreated sewage or effluent (whether treated or not) in their ordinary activities on the premises concerned,

(g) Minimisation of any adverse impacts on the amenity of the premises and surrounding lands,

(h) If appropriate, provision for the re-use of resources (including nutrients, organic matter and water).

NOTE: Disease may be spread if there is any human contact with sewage wastewater. Water pollution may occur as a result of surface run off from failing land application areas, from percolation of effluent into ground water and by drainage to waterways. Components should be well maintained and monitored to eliminate disease risks and water pollution.

[OSO0255]

10. Maintenance and operating conditions of the system of sewage management specified in any certificate of accreditation issued by the Director-General of NSW Health, in relation to the Aerated Wastewater Treatment System (AWTS) shall be complied with, including:

    (a) The owner of the AWTS shall enter into an annual contract with the manufacturer or another suitably qualified or experienced person requiring the system to be **serviced every quarter** in accordance with the Department's requirements,

    (b) The effluent shall at all times comply with the following standard;

        (i) Biological Oxygen Demand (BOD^5) - less than 20 mg/L,

        (ii) Suspended Solids - less than 30 mg/L,

        (iii) Free Residual Chlorine - 0.5mg/L (min) to 2.0 mg/L (max)

        (iv) Thermotolerant Coliforms - less than 30 cfu/100ml

    (c) A Telephone number for emergency service shall be fixed and located in or near the alarm control panel so as to be easily visible.

[OSO0265]

11. Maintenance and operating conditions of the system of sewage management specified in any certificate of accreditation issued by the Director-General of NSW Health, in relation to the septic tank shall be complied with, including;

    a) Wastewater including greywater is to be treated in the septic tank;

    b) Septic tank to be desludged by an approved operator every 3 to 5 years;

    c) Tank is to be kept waterproof;

    d) Inlet and outlet square junctions and the baffle (if any) are to be maintained;

    e) Required inspection openings and cleaning access hole and associated cover (or intersection of half lids if no access hole) are to be kept sealed;

f) Induct vents must be kept screened and maintained to prevent the ingress of water, insects or vermin;

g) Effluent from the septic tank must be disposed of by subsoil (deeper than 300mm) disposal method; and,

12. Maintenance and operating conditions of the system of sewage management specified in any certificate of accreditation issued by the Director-General of NSW Health, in relation to the Waterless Compost Toilet shall be complied with, including:

- The manufacturer's operators' manual with details of maintenance procedures necessary to ensure the efficient and safe operation of the unit shall be kept in the premises, and the unit shall be operated in accordance with the manufacturer's instructions.

- A permanent notice with basic instruction shall be fixed to the unit and the date of commissioning and each time humus material is removed shall be recorded on the notice.

- A minimum composting period shall be 12 months and humus material is to be disposed of by burial, with a minimum 75 mm cover, in soil not intended to be used for the cultivation of food for human consumption or for a further 3 months in a lidded compost bin.

- The room/closet containing the compost toilet shall be maintained fly proof with openings screened, including self closing doors.

- The fan fitted to the air vent (if required) shall operate continuously.

- No offensive odour shall be detected at any time at the vent at ground level, the toilet pedestal, the compost end product (which shall be friable and have a humus consistency) following removal AND microbiologically (a) thermo-tolerant coliforms shall be less than 200 cfu/gm and Salmonella shall be NIL/gm.

- The leachate (excess urine/ moisture) from the composting toilet shall be disposed of by sub-soil (greater than 300mm deep) disposal. Adequate amounts of bulking agent shall be added to the compost toilet (if required) after each use.

[OSO0335]

13. The effluent land application shall be maintained in a serviceable condition at all times.

[OSO0605]

14. The effluent land application area shall not be used for the production of low growing crops that are eaten without cooking for human consumption.

[OSO0625]

15. Additional effluent land application areas shall be used only with the written prior approval of Council.

[OSO0635]

16. Soaker hoses and standard household sprinklers and attachments shall not be used for the irrigation of effluent from any on-site sewage management system.

[OSO0645]

17. The irrigation system shall be operated in such a way as to prevent any run-off of effluent from the land application area.

[OSO0655]

18. All effluent land application areas are to be kept clear of weeds and the plants trimmed so as to prevent the area from becoming overgrown.

[OSO0665]

19. Vehicle traffic and livestock shall be excluded from the effluent land application area and this may involve fencing of the area.

[OSO0675]

20. The effluent land application area shall not be used for active recreational purposes.

[OSO0685]

21. Any alteration to existing sewage management facilities shall be approved by Council.

[OSO0686]

NOTE 1: If an owner or occupier of land is the holder of an approval to operate a system of sewage management on the land (being an approval that is in force), any other owner of occupier of that land may operate the system of sewage management (without obtaining a further approval) in accordance with the conditions of the approval.

NOTE 2: A person who purchases (or otherwise acquires) land on which any sewage management facilities are installed or constructed may operate a system of sewage management without the approval required under Section 68 of the Local Government Act for the period of 3 months after the date on which the land is transferred or otherwise conveyed to the person (whether or not an approval to operate a system of sewage management on that land is in force at that date). If an application for approval to operate a system of sewage management is submitted within 2 months of the transfer of the land to the new owner, any existing sewage management facilities may continue to be operated until the application is determined by Council.

NOTE 3: This approval relates to the operation of a system of sewage management on land and the granting of this approval in no way authorises any ancillary activity on the land that may require approval under the Local Government Act 1993 and /or other legislation.

REVIEW OF DETERMINATION

Under the provisions of Section 100 of the Local Government Act, 1993, an applicant may request the Council to review the determination of an application for approval. The request for a review must be made within twenty-eight (28) days after the date of the determination.

DISSATISFACTION WITH DETERMINATION-RIGHT OF APPEAL

Under the provisions of section 176 of the Local Government Act, 1993, an applicant who is dissatisfied with the determination of Council with respect to the application for an approval may appeal to the Land and Environment Court. The appeal must be made within 12 months after the date from which the approval operates.

FOR FURTHER INFORMATION

If you require further information in relation to this approval please contact Council's Building and Environmental Health Unit on the above number between the hours of 8.30am and 10.00am, Monday to Friday.

Signed on behalf of the Tweed Shire Council

Ian Grimshaw, Environmental Compliance Officer

Road Reserve Dedication	• The roads need to be moved somewhat to take into account findings by the applicant's archaeologist for Aboriginal heritage matters. This will mean that the access road at the eastern end of the car park will likely need to be moved. • They have now agreed to construct the roads before the issue of subdivision certificate. • Obviously the road plan and any revisions will need to be compared to the drawing which depicts the location of the water courses and any cut and fill analysis which has been required by Ray.
Contamination Doreen Harwood	• In Doreen's view the contamination assessment was inadequate as it comprised simply a desktop audit and was not a preliminary site investigation as required by the guidelines, for example, no interviews etc. were undertaken (not certain that they agreed they would do it as part of the supplementary material they are going to submit by 16 January or whether this is to be conditioned). • The applicant's concern was that if they had to do an assessment of the entire site now it may well be cost prohibitive. • What they have agreed to do is wherever there are works proposed to be constructed for this application a revised contamination study will be undertaken. • They will also accept a condition that at each stage (noting the staging will need to be revised significantly to account for the sewerage infrastructure issue) they will do an additional report. • It was acknowledged by the experts there that it may indeed be the case that all of the assessment for contamination purposes is done in one go because it might simply be economic to do it in that fashion.
Ecology / riparian zones Sandy Pimm	• Sandy was content that the applicant was now going to nominate on the drawing 50 metres either side of the bank of the river. • Concern was raised in relation to the use of existing dams for stormwater control and enrichments for nutrients. • The applicant indicated that it would accept a condition that the existing dams are not to be used for water treatment purposes. • The applicant indicated it would accept a condition requiring a covenant to be registered banning the keeping of cats and dogs. There should also be not only a requirement for a covenant but there should be a condition drafted and imposed on this head consent and any other consent in respect of no cats and dogs being allowed. • There was concern expressed in respect of the access to the Mebhin National Park on the existing paper road not so much for pedestrians and cyclists but for vehicular access. • The plan is to be amended to delete the words and arrows to Mebhin Park.

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